

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Malden Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$42,043,503**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	99.03 %	100.00 %	12	97.21 %	61	60	
% of Funds Disbursed	95.11 %	95.07 %	9	90.53 %	72	71	
Leveraging Ratio for Rental Activities	5.29	8.6	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.75 %	1	85.01 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.48 %	75.79 %	13	73.71 %	40	42	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.85 %	82.24 %	16	81.48 %	26	29	
% of 0-30% AMI Renters to All Renters***	41.45 %	51.61 %	16	45.54 %	37	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.85 %	1	96.14 %	100	100	
Overall Ranking:				In State:	13 / 19	Nationally:	63
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,949	\$28,449		\$28,248	661 Units	45.10 %	
Homebuyer Unit	\$22,021	\$16,955		\$15,487	546 Units	37.20 %	
Homeowner-Rehab Unit	\$24,558	\$15,443		\$0	260 Units	17.70 %	
TBRA Unit	\$0	\$3,995		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Malden Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$200,873	\$130,602	\$29,203
State:*	\$158,060	\$106,564	\$23,065
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 1.6 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	61.4	39.8	85.2	0.0
Black/African American:	6.4	8.4	5.4	0.0
Asian:	2.6	5.5	1.2	0.0
American Indian/Alaska Native:	0.8	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.4	0.0
Black/African American and White:	0.3	0.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.6	1.7	0.0	0.0
Asian/Pacific Islander:	1.4	2.2	1.2	0.0

ETHNICITY:

Hispanic	26.6	41.7	6.6	0.0
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HOUSEHOLD SIZE:

1 Person:	49.2	24.6	36.6	0.0
2 Persons:	19.2	23.3	30.4	0.0
3 Persons:	14.5	17.8	11.3	0.0
4 Persons:	10.4	20.7	15.6	0.0
5 Persons:	5.0	9.4	3.5	0.0
6 Persons:	1.4	2.6	1.9	0.0
7 Persons:	0.2	0.9	0.8	0.0
8 or more Persons:	0.2	0.7	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.6	32.8	23.3	0.0
Elderly:	25.6	1.3	30.0	0.0
Related/Single Parent:	25.1	16.7	15.2	0.0
Related/Two Parent:	15.3	42.6	23.3	0.0
Other:	2.4	5.1	8.2	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.9	0.2 [#]
HOME TBRA:	0.0	
Other:	4.1	
No Assistance:	72.0	

of Section 504 Compliant Units / Completed Units Since 2001 79

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Malden Consortium State: MA Group Rank: 63
 (Percentile)
 State Rank: 13 / 19 PJs Overall Rank: 0
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	73.48	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.85	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.72	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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